



GRASSROOTS
REALTY GROUP

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1209 Carrington Boulevard NW
Calgary, Alberta

MLS # A2243292



\$569,900

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,520 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Discover this beautifully designed 3 Bedroom, 2.5 Bathroom townhome with no condo fees, offering 1,500 sq.ft. of stylish and functional living space in a prime family-friendly location. Set in the growing community of Carrington, you'll enjoy access to scenic walking paths, parks, future schools, and convenient routes like Stoney Trail—making it an ideal place for families and commuters alike. The main floor features 9 ft ceilings and an open-concept layout that seamlessly connects the bright Living Room, modern Kitchen, and spacious Dining Area. Laminated flooring runs throughout the entire home, creating a cohesive and low-maintenance living environment. The white Kitchen is equipped with a centre island with eating bar, quartz countertops, and stainless steel appliances—perfect for everyday living and entertaining. A wall-length mirror in the Dining Room enhances the sense of space and light. From here, step into the Mud Room with built-in bench and storage, which leads out to the large rear deck with gas line for BBQ. The upper level offers a generous Primary Bedroom with a tray ceiling, adding architectural interest and a sense of openness. It also features a walk-in closet and a 4-piece ensuite with double vanity, quartz countertops, and a tiled standing shower. Two additional well-sized bedrooms, a second 4-piece bath, and a convenient upper-level laundry room provide comfort and practicality for a growing family. The unfinished basement with 9 foot ceiling height, rough in plumbing for future bathroom and awaits your future development ideas. Enjoy a fully fenced backyard and an insulated double detached garage with backlane access. Complete with central A/C, this home is an exceptional opportunity for comfortable, low-maintenance living in one of NW Calgary's most desirable new communities.

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